142.0	0008	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	911,300 /	911,300
					USE VALUE:	911,300 /	911,300
					ASSESSED:	911,300 /	911,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
139		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JONES CONSTANCE E
Owner 2:	
Owner 3:	
Street 1:	139 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,269 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2448 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5269.000	443,700	5,100	462,500	911,300
Total Card	0.121	443,700	5,100	462,500	911,300
Total Parcel	0.121	443,700	5,100	462,500	911,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.26 | /Parcel: 372.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	92214
GIS Ref	
GIS Ref	
Insp Date	11/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0008-0005.0

!11049!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	443,800	5100	5,269.	462,500	911,400	911,400	Year End Roll	12/18/2019
2019	104	FV	345,300	5100	5,269.	433,600	784,000	784,000	Year End Roll	1/3/2019
2018	104	FV	345,300	5100	5,269.	358,400	708,800	708,800	Year End Roll	12/20/2017
2017	104	FV	323,700	5100	5,269.	329,500	658,300	658,300	Year End Roll	1/3/2017
2016	104	FV	323,700	5100	5,269.	300,600	629,400	629,400	Year End	1/4/2016
2015	104	FV	288,300	5100	5,269.	294,800	588,200	588,200	Year End Roll	12/11/2014
2014	104	FV	288,300	5100	5,269.	274,000	567,400	567,400	Year End Roll	12/16/2013
2013	104	FV	300,000	5100	5,269.	260,700	565,800	565,800		12/13/2012

PRINT

Date	Time
12/11/20	01:15:46

LAST REV

Date	Time
03/07/18	10:23:11
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11049

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10972-428		10/24/1965		22,500	No	No		N

USER DEFINED

Prior Id # 1:	92214
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	163	PATRIOT
12/30/1999	Inspected	276	PATRIOT
11/16/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5269		Sq. Ft.	Site		0	80.	1.10	9									462,458						462,500	

Total AC/HA: 0.12096 | Total SF/SM: 5269 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 462,458 | Spl Credit | Total: 462,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07892156
Const Adj.:	0.98000199
Adj $ / SQ:	179.749
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643040
Depreciation:	199342
Depreciated Total:	443697

COMMENTS

646-1459.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

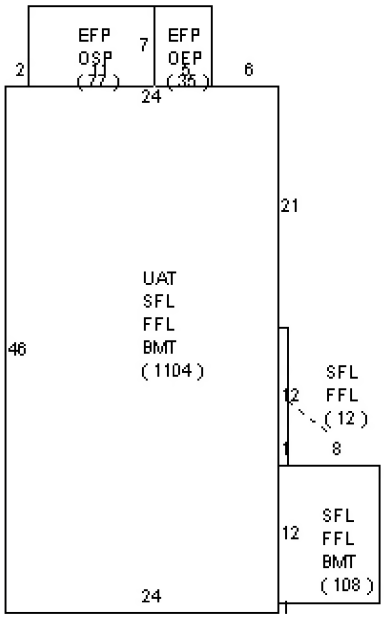
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	179.75
Special Features:	0	Val/Su Net:	106.66
Final Total:	443700	Val/Su SzAd	181.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,224	179.750	220,012
SFL	Second Floor	1,224	179.750	220,012
BMT	Basement	1,212	53.920	65,357
UAT	Upper Attic	276	71.900	19,844
EFP	Enclos Porch	112	50.500	5,656
OSP	Screen Porch	77	40.890	3,148
OFP	Open Porch	35	43.120	1,509
	Net Sketched Area:	4,160	Total:	535,538
Size Ad	2448	Gross Are	4988	FinArea 2448

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0008-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1960	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100